

APPROVED 9/8/05 HPC

HISTORIC PRESERVATION COMMISSION

Nave, Community Design Studio

7506 East Indian School Road

August 25, 2005

5:00 p.m.

CALL TO ORDER

The meeting was called to order at 5:08 p.m.

ATTENDANCE

Present: Ed Wimmer, Chairman
Nancy Dallett
Kathy Howard
Lisa Loss

Absent: Dezbah Hatathli
George Hartz, Vice-Chairman
Paul Winslow

HP Staff: Debbie Abele, HPO
Don Meserve
Ian Johnson, intern

Also Present: Joanne Handley, Don Hadder, Sr., Anthony Floyd, Sue Landreth, Michael Clack, Kira Wauwie, and Monique de los Rios

A formal roll call confirmed members present as stated above.

MINUTES OF JUNE 23, 2005 MEETING

Commissioner Dallett noted that in the second paragraph under "Minutes of May 12, 2005" she was the person who had noted the correction to the Green Building Program Presentation.

COMMISSIONER HOWARD MOVED TO APPROVE THE AMENDED MINUTES OF THE JUNE 23, 2005 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER LOSS AND PASSED UNANIMOUSLY BY A VOTE OF 4 (FOUR) TO 0 (ZERO).

TRAINING SESSION: REHABILITATION OF HISTORIC RESIDENTIAL PROPERTIES

Ms. Abele led the training session, remarking that Commissioners will shortly be holding formal hearings on requests for certificates of appropriateness. A basic understanding of construction is necessary in order to keep the hearings on a professional level and enhance the program's credibility. She reminded the Commissioners that during the hearings, those with the most expertise will need to ensure that terms are defined so that everyone has the same understanding without needing to ask questions about concepts.

Commissioners will be given copies of the Historic Homes of Phoenix Design Guidelines. Staff is working on design guidelines for Village Grove and Town and Country. Also, staff will be bringing the parameters of the exterior rehabilitation grant program to the Commission this fall. The goal of the program is to reward best practices and encourage proper preservation techniques. Commissioners will need to know the accepted terminology used in the field.

Ms. Abele discussed the continuum of treatments of historic properties. Stabilization is the most basic treatment. She contrasted rehabilitation to remodeling or renovation. These are discouraged, unless they take into account the character defining features of the property, as defined in the design guidelines.

Restoration is returning the building to its original state. This is a process usually undertaken by museums. Property owners who are aiming in this direction demonstrate an understanding of their property. Restoration is the truest preservation but most projects coming before the Commission are expected to be rehabilitation rather than restoration.

Ms. Abele presented slides of various Scottsdale properties to illustrate the principles of building construction. She talked about the materials and features that would be encountered in the two currently designated historic neighborhoods.

She discussed the constraints of mechanical systems, especially air conditioners, which may be roof-mounted because of existing ductwork. She noted that future training sessions could be devoted to topics that Commissioners may not all be in agreement on, recalling past debates on screening.

The presentation looked at features that can be character-defining aspects. Examples on ranch homes are porches, carports, doors and windows. Slides illustrated trim on roof and window treatments. Chairman Wimmer pointed out that tract homes that were historically often built without gutters and downspouts suffered foundation damage from rainfall over time. There is a tradeoff between historic accuracy and structural preservation.

Details such as brick color, mortar style, whether wood was originally painted or stained all contribute to the character of a property. Awnings and shades may have a significant impact on the overall appearance of a house.

Ms. Abele touched on modern additions that may have to be considered, such as solar panels, accessibility ramps outside properties, satellite dishes and antennas, fencing, landscaping and trellises.

Mr. Meserve is working on sketches identifying all the window types found at Villages Groves for Commissioners' information. He distributed a handout from the National Parks Service and noted that all 45 of the National Parks Service briefs are now online at their website.

Chairman Wimmer thanked Ms. Abele for the training session.

HPO/STAFF REPORT AND ANNOUNCEMENTS

Mr. Meserve noted that original portions of Arcadia and Coronado high schools are being preserved as work is done on the schools. He distributed handouts, noting that the mural at Coronado High School is to be moved to another building.

Ms. Abele reported that there had been some permit applications during the summer. Staff had dealt with these. Mr. Johnson would be available for the One-Stop Shop for permit review when Mr. Meserve is not available. Mr. Meserve has voluntarily adjusted his work schedule so that he is available to meet with citizens on Fridays. Ms. Abele added that it is up to the Commission as to how much information they would like on the permit application activity.

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Chairman Wimmer noted that the City of Peoria now has a historic preservation plan. Ms. Abele shared some information she had on this topic.

Commissioner Dallett reported on the Taliesin sub-committee. The draft Taliesin historic preservation boundaries have been written. At the request of the Chairman of the Foundation Board at Taliesin, they had met with him that day. There is to be a further meeting with the Foundation's attorney and members of the Foundation on the matter of boundaries.

Commissioner Howard mentioned a recent article on the significance of historic garden apartments.

Chairman Wimmer noted that Vice-Chairman Hartz has been active in the archaeology meeting and has been communicating on the Preserve Archaeology Forum, which is now scheduled for October 5 at the Civic Center Library. Ms. Abele added that Vice-

Chairman Hartz has given much thought as to how best to use these events to bolster the historic preservation program as whole.

PUBLIC COMMENTS

Ms. Handley addressed the Commission and inquired as to what was happening with the Empie property. Mr. Meserve replied that to the best of his knowledge, the purchasers have not as yet communicated with the City on plans for the future. Ms. Handley said she was concerned for the building.

FUTURE MEETING AND AGENDA ITEMS

The next meeting is scheduled for September 8, 2005.

In response to a query from Commissioner Hartz, Ms. Abele said that at this point there was no plan to hold a second meeting in September; however, this may change. Staff intends to provide a schedule of meetings through the end of the year

Mr. Meserve informed the Commission that the Neighborhood Rehab Workshop has been postponed from August 31st to September 21st. This will be an open house format from 4:30 to 7:00 p.m.

ADJOURNMENT

There being no other business to discuss, the meeting adjourned at 6:32 p.m.

Respectfully submitted,
AV/Tronics